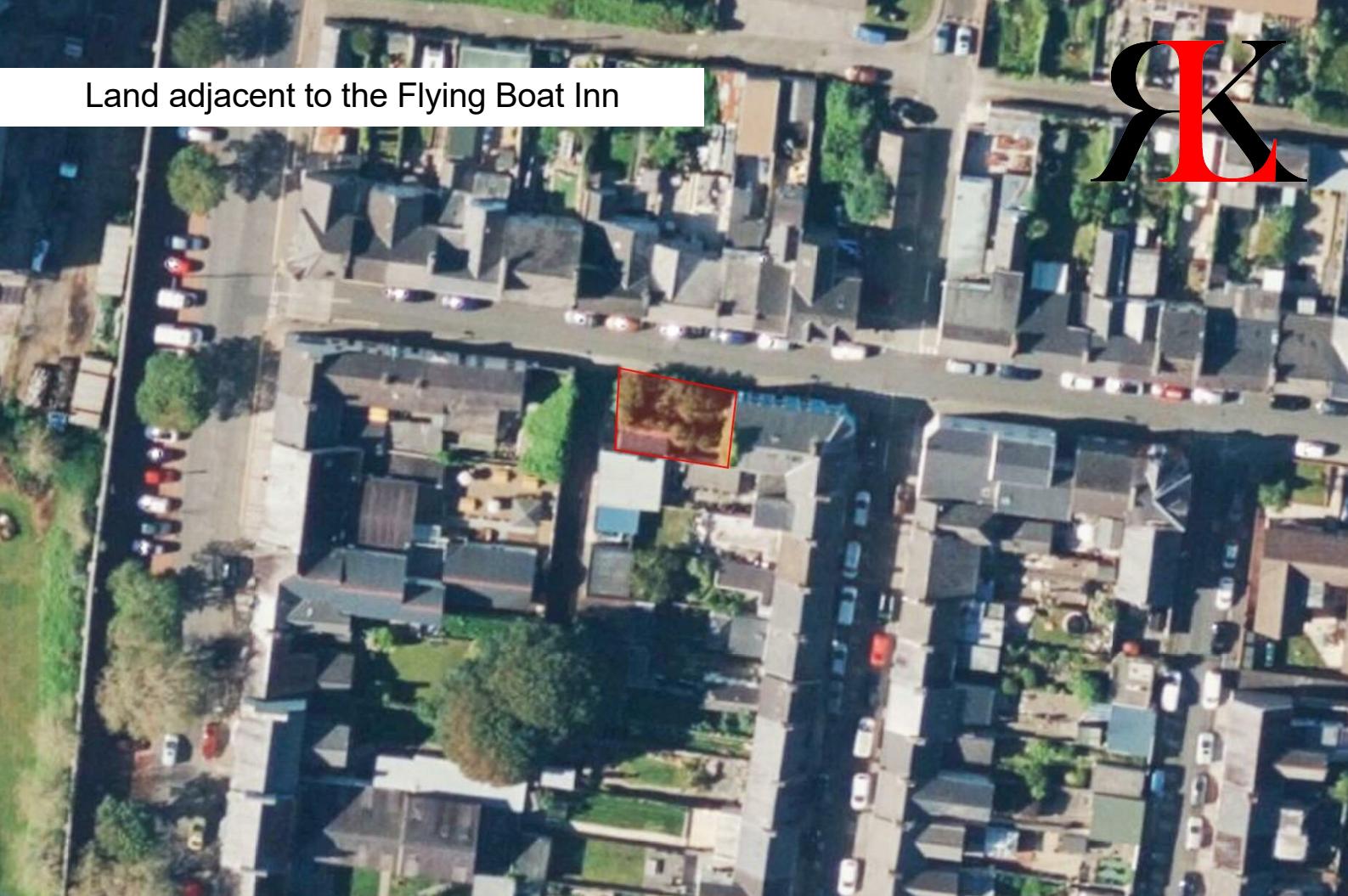


Land adjacent to the Flying Boat Inn



Guide Price £7,000

Offered for sale via Town and Country Property Auctions

Buyers Premium Applies

AUCTION DATE: 25th June 2025

Pre Auction Offers Are Considered

28 Day Completion

Register your interest for viewing with R K Lucas & Son on 01437 762538



We are pleased to offer this undeveloped building plot, previously forming the garden to The Flying Boat Inn, with potential to build 2 residential properties. The site is conveniently placed near the centre of Pembroke Dock, with easy access to amenities and transport links.

Fronting Queen Street, the plot offers an opportunity for a buyer to construct two dwellings, subject to planning consent, within the town of Pembroke Dock.



**RK & son
Lucas**
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01437 762538 01646 695713





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Mae'r copi swyddogol hwn yn anghyweddol heb y dudalen nodiadau flaenorol.

Tenure

The property is Freehold

Services

Services are not currently connected to the plot, but mains gas, electricity, water and drainage are available in the street. Interested parties to make their own enquiries.

Planning Consent

We have been informed that previous pre-planning advice looked favourably on the potential development of the site with the principle of two dwellings in the proposed location being considered acceptable, subject to design considerations. Prospective purchasers should make their own enquiries of Pembrokeshire County Council Planning Department.

Affordable Housing Contribution

In the settlement of Pembroke Dock, a sum of £2,543.75 is required per dwelling which is secured via a unilateral undertaking.

Auction Details

Offered for sale via Town and Country Property Auctions

Buyers Premium - * Plus 5% Buyers Premium + VAT

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

DIRECTIONS From Waterloo roundabout on the A477 take the London Road exit and continue straight on at the traffic light to the next roundabout. Take the first exit onto Water Street and then after a few hundred yards turn right onto Dimond Street. Follow this road onto Queen Street and the plot can be found towards the far end on the left hand side.



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.